



BEDROOM ONE

Front facing double glazed window, carpeted, radiator, ceiling light point, power points.

BEDROOM TWO

Double glazed window with rear aspect, carpeted, ceiling light point, fitted wardrobe, radiator, ceiling light point, power points.

BEDROOM THREE

Rear facing double glazed window, carpeted, power points, ceiling light point, radiator.

FAMILY BATHROOM

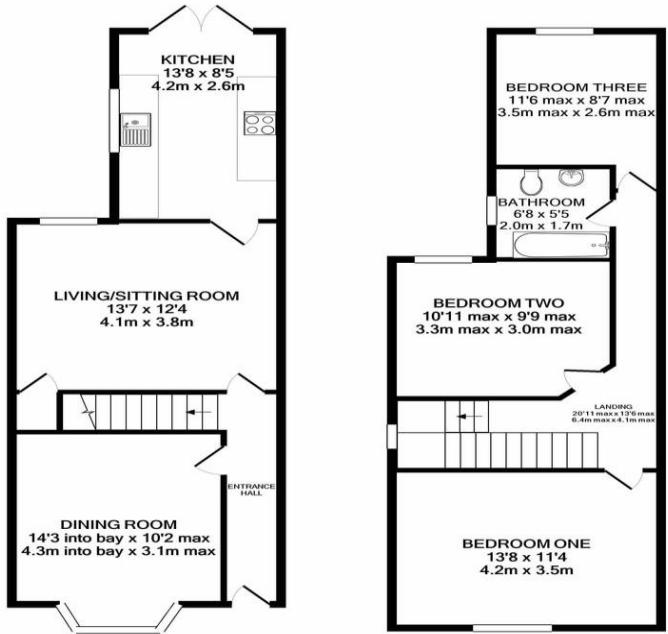
Fully tiled, matching suit of bath with rain shower head shower above and splash screen, low level WC and floating sink, obscure double glazed window, ceiling light point, fitted vanity mirror, heated towel rail.

LOFT AREA

Drop down ladder access loft, including ceiling sky light, radiator, power points and light point, offering multifunctional purposes.

REAR GARDEN

Predominantly laid to lawn, paved patio area, flower bed to borders, shed, fencing to boundaries. Shared side access to front.



GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Grosvenor Road

Harborne, B17 9AN

- Three double bedrooms
- Two reception rooms
- Spacious kitchen
- Modern family bathroom

Asking Price Of £375,000



22, Grosvenor Road, Harborne, B17 9AN



Property Description

PROPERTY

A superb three bedroom end terraced house in a much sought after Harborne neighbourhood. The property is very close to 1000 square feet in size, and current vendors have made upgrades such as double glazing, along with decor improvements, with internal accommodation benefitting from two reception rooms-a front facing dining room with living/sitting room adjacent to the spacious fitted kitchen, Upstairs not only features a refitted modern family bathroom and three well proportioned double bedrooms, but also the luxury of access to a multifunctional loft space, currently utilised for storage area. Externally, the property features a well maintained and proportional garden, ideal for the target demographic of first time buyers and young families.

A popular Harborne Avenue, parking is by way of on street parking. Internal viewing recommended as well as watching the virtual video tour.

AREA

Grosvenor Road is located off Court Oak Road, offering



amenities, independent restaurants and boutique shops of Harborne High Street within walking distance. Grosvenor Road is situated close to Queen Elizabeth hospital, Birmingham University and Dental hospital beyond, all whilst very accessible to Birmingham city centre and excellent A38 links to M5 and M6 motorway.

SCHOOLS

Excellent primary secondary and prep schools are very close by, with private schools in particular the envy of the Midlands nearby, including Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

LEISURE

Leisure facilities are provided with ample park facilities including nearby Queens Park and Harborne gym/swimming baths, with The Edgbaston Priory club-host to prestigious tennis events, and Golf club nearby plus Edgbaston cricket ground-the home of international cricket tournaments. The newly opened Grand Central, exclusive Mailbox and Bull Ring offer shopping centres in the city centre.

ENTRANCE HALL

High ceilings, ceiling light point and coving, radiator, carpeted stairs to first floor, doors to living room and dining room.

LIVING ROOM

Feature wrought iron fireplace with wooden mantle surround, wooden floor, power points, radiator, ceiling light point and coving, Double glazed window with garden aspect, doors to under stairs storage and kitchen.

DINING ROOM

Front facing double glazed windows with contemporary window shutters, radiator, power points, TV point, telephone point, ceiling light point and coving.

KITCHEN

Offering a range of wall and base units, impressive work tops, Karndean flooring, fitted five ring gas hob and double 'Bosch' oven below, and extractor hood above, ten recessed ceiling down lighters, subway tiling to splash back areas, power points, plumbing for washing machine and space for dishwasher and fridge appliances, combination boiler concealed within storage, with French doors lead to garden with double glazed window offering side aspect.

FIRST FLOOR LANDING

Carpeted, obscure glazed window with side aspect, two ceiling light points, radiator, loft access and doors to: